

# \$649,900 - 42 Evercreek Bluffs Place Sw, Calgary

MLS® #A2219571

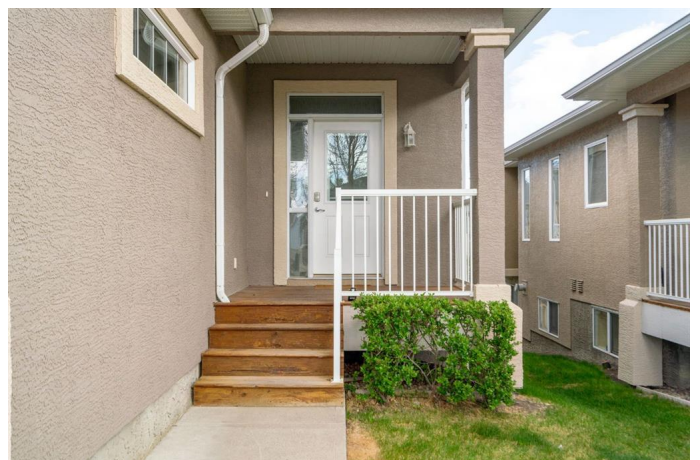
**\$649,900**

3 Bedroom, 3.00 Bathroom, 1,169 sqft

Residential on 0.09 Acres

Evergreen, Calgary, Alberta

Welcome to this stunning semi-detached walkout bungalow located in the highly desirable community of Evergreen, just steps from Fish Creek Park, walking trails, and tranquil natural surroundings. This bright and inviting home offers a functional open-concept layout, perfect for everyday living and entertaining. The main level features hardwood floors, a cozy and stylish mantled gas fireplace, and a spacious living and dining area that connects seamlessly to the upgraded kitchen. Renovated with quartz countertops and custom cabinetry, the kitchen offers ample storage and timeless style. The laundry room is situated on the main level for your convenience, followed by a freshly updated powder room. Enjoy your morning coffee or evening unwind on the balcony, which overlooks a beautiful green space with mature trees, creating a peaceful and private outdoor setting. The primary bedroom provides a relaxing retreat, complete with a spa-inspired ensuite bathroom and walk-in closet. The south-facing orientation of the home fills the space with an abundance of natural light throughout the day. Downstairs, the fully finished walkout basement features two additional bedrooms, a spacious recreation area, and direct access to the backyard—ideal for guests, family, or entertaining. Situated in a quiet, friendly neighbourhood with quick access to major roads like Stoney and Macleod Trail, and just minutes from amenities including Costco,



restaurants, schools, and transit, this home truly combines comfort, location, and lifestyle. Don't miss your chance to live in one of Calgary's most scenic and welcoming communities.

Built in 2005

**Essential Information**

|                |                        |
|----------------|------------------------|
| MLS® #         | A2219571               |
| Price          | \$649,900              |
| Bedrooms       | 3                      |
| Bathrooms      | 3.00                   |
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 1,169                  |
| Acres          | 0.09                   |
| Year Built     | 2005                   |
| Type           | Residential            |
| Sub-Type       | Semi Detached          |
| Style          | Side by Side, Bungalow |
| Status         | Active                 |

**Community Information**

|             |                              |
|-------------|------------------------------|
| Address     | 42 Evercreek Bluffs Place Sw |
| Subdivision | Evergreen                    |
| City        | Calgary                      |
| County      | Calgary                      |
| Province    | Alberta                      |
| Postal Code | T2Y 4Z8                      |

**Amenities**

|                |                        |
|----------------|------------------------|
| Amenities      | Trash, Visitor Parking |
| Parking Spaces | 4                      |
| Parking        | Double Garage Attached |
| # of Garages   | 2                      |

**Interior**

|                   |                                                                   |
|-------------------|-------------------------------------------------------------------|
| Interior Features | Closet Organizers, High Ceilings, Kitchen Island, Open Floorplan, |
|-------------------|-------------------------------------------------------------------|

|                 |                                                                                                                  |
|-----------------|------------------------------------------------------------------------------------------------------------------|
|                 | Quartz Counters, Separate Entrance, Storage, Vinyl Windows, Walk-In Closet(s)                                    |
| Appliances      | Dishwasher, Dryer, Electric Range, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer, Window Coverings |
| Heating         | Forced Air, Natural Gas                                                                                          |
| Cooling         | None                                                                                                             |
| Fireplace       | Yes                                                                                                              |
| # of Fireplaces | 1                                                                                                                |
| Fireplaces      | Gas, Living Room, Mantle                                                                                         |
| Has Basement    | Yes                                                                                                              |
| Basement        | Exterior Entry, Finished, Full, Walk-Out                                                                         |

## Exterior

|                   |                                                                              |
|-------------------|------------------------------------------------------------------------------|
| Exterior Features | Balcony, BBQ gas line, Courtyard                                             |
| Lot Description   | Backs on to Park/Green Space, Landscaped, Many Trees, Underground Sprinklers |
| Roof              | Asphalt Shingle                                                              |
| Construction      | Stucco                                                                       |
| Foundation        | Poured Concrete                                                              |

## Additional Information

|                |               |
|----------------|---------------|
| Date Listed    | May 9th, 2025 |
| Days on Market | 1             |
| Zoning         | R-G           |

## Listing Details

|                |         |
|----------------|---------|
| Listing Office | Charles |
|----------------|---------|

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